

BEG SE COR OF W1/2 OF SW1/4, N 7
 371.49 FT, N 862.85 FT, W 178.43
 FT, E 549.97 FT TO POB.

BERGO SALAZAR MARCELLO/OLIVER JAY
 603 16TH ST N
 JACKSONVILLE BEACH, FL 32250

2026

21-2S-17-04756-008


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 68,640 TOTAL MARKET VALUE 2,672 SOH/AGL Deduction 0 ASSESSED VALUE 2,672 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,672 TOTAL JUST VALUE 68,640 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 62,400																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1422/1712</td> <td>10/12/2020</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: MARCELLO SALAZAR AKA</td> </tr> <tr> <td colspan="7">GRANTEE: MARCELLO SALAZAR BE</td> </tr> <tr> <td>1417/1084</td> <td>7/21/2020</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>23,800</td> </tr> <tr> <td colspan="7">GRANTOR: WILLIAM SMITH</td> </tr> <tr> <td colspan="7">GRANTEE: MARCELLO SALAZAR</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1422/1712	10/12/2020	WD	U	V	11	100	GRANTOR: MARCELLO SALAZAR AKA							GRANTEE: MARCELLO SALAZAR BE							1417/1084	7/21/2020	WD	Q	V	01	23,800	GRANTOR: WILLIAM SMITH							GRANTEE: MARCELLO SALAZAR						
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TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/12/2026 MLU 02/07/2022 SPF																																																										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																														
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	5800	A	TIMBER 5	0					9.48	AC		1.00	1.00	1.00	141.00	141.00	1,337																																																													
2	5500	A	TIMBER 2	0					3.00	AC		1.00	1.00	1.00	445.00	445.00	1,335																																																													
3	9910	M	MKT. VAL. AG	0					12.48	AC		1.00	1.00	1.00	5,500.00	5,500.00	68,640																																																													
REVIEW DATE 05/12/2026 BY MLU Total Acres: 12.48 Total Land Value: 2,672 Market: 68,640 Agricultural: 2,672 Common: 0 PRINTED 06/10/2026 BY SYS																																																																														